

KAUAI PLANNING COMMISSION
REGULAR MEETING

RECEIVED

Tuesday, August 8, 2017

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9:00:01 a.m. or Soon Thereafter
Lihu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Lihue, Kauai, Hawai'i

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. MINUTES of the meeting(s) of the Planning Commission
 - 1. Regular Meeting of June 13, 2017.
 - 2. Regular Meeting of June 27, 2017.
 - 3. Contested Case Calendar of June 27, 2017.
 - 4. Contested Case Calendar of July 25, 2017.
- E. RECEIPT OF ITEMS FOR THE RECORD
- F. HEARINGS AND PUBLIC COMMENT (Noticed hearings will not commence until 9:00 a.m. or soon thereafter.) Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony shall also be accepted when the agenda item is taken up by the Commission. However if an individual has already testified during this period, additional testimony at the agenda item testimony may be allowed at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.
 - 1. Continued Agency Hearing
 - 2. New Agency Hearing
 - a. Class IV Zoning Permit Z-IV-2017-16 to develop 134 affordable housing units, containing a combination of 4-plexes and 6-plexes, and associated site improvements on a parcel situated on the eastern side of Koloa Road in Koloa, situated immediately across the Koloa Estates Subdivision, further identified as Tax Map Key 2-6-004:019, and containing a total area of 11.204 acres = **Mark Development, Inc.** [Director's Report received 7/25/17.]
 - 1. Supplement No. 1 to Director's Report pertaining to this matter.

F. HEARINGS AND PUBLIC COMMENT (Cont'd)

3. Continued Public Hearing

4. New Public Hearing

5. All remaining public testimony pursuant to HRS 92 (Sunshine Law)

G. CONSENT CALENDAR

1. Status Reports

- a. 2017 Annual Status Report (7/7/17) from Milton Arakawa, Wilson Okamoto Corporation for Special Management Area Use Permit SMA(U)-2005-8, Project Development Use Permit PDU-2005-26, Use Permit U-2005-25, and Class IV Zoning Permit Z-IV-2005-30, Tax Map Keys 3-5-001:027 (Por.), 168, 169, 171 (Por.), 175 and 176, Lihue, Kauai = ***Kauai Lagoons LLC. & MORI Golf (Kauai) LLC.***

1. Director's Report pertaining to this matter.

2. Director's Report(s) for Project(s) Scheduled for Agency Hearing on 8/22/17 (NONE)

H. EXECUTIVE SESSION

I. GENERAL BUSINESS MATTERS

1. Request to amend Condition No. 4 of Class IV Zoning Permit Z-IV-2015-14 and Use Permit U-2015-13, Tax Map Key No. (4) 4-6-016:063, Kapaa = ***John Hluboky and Beatrice Ricart.*** [Director's Report received 5/12/15, hearing closed 5/26/15.]

- a. Supplement No. 1 to Director's Report pertaining to this matter.

2. Status on Class IV Zoning Permit Z-IV-2015-8, Project Development Use Permit P.D. U-2015-7, Variance Permit V-2015-1 and Special Management Area Use Permit SMA(U)-2015-6 = ***Coco Palms Hui, LLC.***

3. Request to amend Condition No. 2 of Class IV Zoning Permit Z-IV-2015-10, Use Permit U-2015-9 and Special Permit SP-2015-1 to increase the number of tours from three days per week to five days a week, 5730 Olohena Road, Kapaa, Tax Map Key (4) 4-4-03:45-0003 = ***Steelgrass Farm.***

- a. Director's Report pertaining to this matter.

J. COMMUNICATION (For Action)

K. COMMITTEE REPORTS

1. Subdivision Subdivision Action matters listed in the Subdivision Committee Agenda (attached).

L. UNFINISHED BUSINESS (For Action)

M. NEW BUSINESS

1. **For Action – See Agenda F for Project Descriptions**

N. ANNOUNCEMENTS

1. Topics for Future Meetings
2. The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, Hawaii 96766 on **Tuesday, September 12, 2017.**

O. ADJOURNMENT

EXECUTIVE SESSION: The Commission may go into an executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawaii Revised Statutes (“H.R.S.”), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only be held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

NOTE: Special accommodations and sign language interpreters are available upon request five (5) days prior to the meeting date, to the County Planning Department, 4444 Rice Street, Lihue, Hawaii 96766. Telephone: 241-4050.

**KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING**

Līhu'e Civic Center, Mo'ikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Hawaii 96766

Tuesday, August 8, 2017, 8:30 A.M.

AGENDA

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. MINUTES of the meeting(s) of the Subdivision Committee**

- 1. Meeting of July 25, 2017

- E. RECEIPT OF ITEMS FOR THE RECORD (None)**

- F. HEARINGS AND PUBLIC COMMENT**

Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony may also be accepted when the agenda item is taken up by the Commission at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.

- G. GENERAL BUSINESS MATTERS (None)**

- H. UNFINISHED BUSINESS (None)**

- I. NEW BUSINESS (For Action)**

- 1. Tentative Subdivision Map Approval
 - a. Subdivision Application No. S-2017-11
(D.R. Horton-Schuler Homes)
Proposed 2-lot subdivision
TMK: (4) 3-7003: 020
Hanama'ulu, Kaua'i
 - 1. Subdivision Report pertaining to this matter.

I. NEW BUSINESS (For Action) (Cont'd)

2. Final Subdivision Map Approval

- a. Subdivision Application No. S-2016-14
(Helen Martin)

Proposed 3-lot subdivision
TMK: (4) 2-4-003:003 & 016
Kalaheo, Kaua'i

1. Subdivision Report pertaining to this matter.

- b. Subdivision Application No. S-2009-17
(Aukahi Farm, LLC)

Proposed 8-lot Subdivision
TMK: (4) 2-8-012:001 & 011
Koloa, Kaua'i

1. Subdivision Report pertaining to this matter.

J. ADJOURNMENT

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Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

August 8, 2017

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Reasons
SSD-2018-6	Leontine LLC	5-5-003:006	Hanalei	Fence and Gates
SSD-2018-7	Ken Ishii	4-5-011:014	Kapa'a	Interior Renovations
SSD-2018-8	Peter Courture	5-5-010:063	Hanalei	After-the-Fact Fence and Gate
SSD-2018-9	AOAO Kiahuna Plantation	2-8-017:009	Po'ipū	After-the-Fact Walkway and Shower